

**DOCKS & HARBORS  
FINANCE SUB-COMMITTEE  
MEETING**



August 12<sup>th</sup>, 2021

Via Zoom Meeting - <https://bit.ly/3fTIVXr>

Meeting ID: 972 2971 7796

Passcode: 896742

Call In: 253 215 8782

- I. Call to Order** – August 12<sup>th</sup>, 2021 at 5:00pm
- II. Roll Call** (Lacey Derr, Matt Leither, James Becker, David Larkin, Mark Ridgway, Don Etheridge and Bob Wostmann)
- III. Approval of Agenda**
- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time)
- V. Items for Information/Discussion**
  1. Introduction of New Members  
  
Committee Discussion/Public Comment
  2. Review Finance Sub-Committee: Purpose, Frequency & Meeting Time  
  
Committee Discussion/Public Comment
  3. Public Outreach: Opportunities & Challenges  
  
Committee Discussion/Public Comment
  4. Discussion of Goals for Coming Year
    - a. Review & Revise Fee Structure
    - b. New Revenue Sources
    - c. CIP Requirements  
Committee Discussion/Public Comment
- VI. Action Items** – TBD
- VII. Next Meeting** – TBD
- VII. Adjournment**

## Docks

Docks Revenue	FY19 07/01/2018- 06/30/2019	FY20 07/01/2019- 06/30/2020	*FY21 07/01/2020- 06/30/2021		Docks Expense	FY19 07/01/2018- 06/30/2019	FY20 07/01/2019- 06/30/2020	FY21 07/01/2020- 06/30/2021	
July	\$333,452	\$385,392	\$0		July	\$550,561	\$522,738	\$516,729	Actual
August	\$351,241	\$395,427	\$0		August	\$153,570	\$169,948	\$95,794	Actual
September	\$264,513	\$282,927	\$0		September	\$239,926	\$192,947	\$82,730	Actual
October	\$22,710	\$77,350	\$0		October	\$77,011	\$107,599	\$71,519	Actual
November	\$6,015	\$175	\$0		November	\$43,611	\$36,224	\$51,189	Actual
December	\$1,132	\$3,828	\$0		December	\$47,360	\$36,969	\$44,749	Actual
January	\$466	\$0	\$13,297		January	\$38,848	\$48,840	\$121,610	Actual
February	\$34	\$9	\$77		February	\$36,368	\$59,157	\$35,398	Actual
March	\$285	\$421	\$1,177		March	\$66,202	\$72,520	\$46,287	Actual
April	\$919	\$106	\$28		April	\$139,552	\$48,972	\$55,813	Actual
May	\$221,953	\$9	\$5,403		May	\$146,938	\$34,547	\$73,831	Actual
June	\$439,738	\$1,431	\$37,055		June	\$248,285	\$118,388	\$77,092	Actual
	<b>\$1,642,459</b>	<b>\$1,147,075</b>	<b>\$57,037</b>			<b>\$1,788,234</b>	<b>\$1,448,851</b>	<b>\$1,272,743</b>	
Marine Pass fee	\$457,600	\$55,000							
Port Development		\$358,500	\$448,500						
	<b>2,100,059</b>	<b>\$1,560,575</b>	<b>\$505,537</b>						

**Docks Current Fund Balance - \$2,590,300**

**Ending FY21 -\$767,206**

### Revenue:

FY19 shows a normal cruise ship season.

FY20 shows a normal cruise season for July, August, and September. The remainder is with no cruise ships.

\*FY21 shows no cruise ships

### Expense:

FY19 shows expense for a normal cruise ship season.

FY20 shows a normal cruise ship season for July, August, and September and June we hired back 5 seasonal part time limited positions.

The PTL positions time was split between Docks and Harbors funds.

FY21 shows July, August, and September with the 5 PTL employees placed in their normal seasonal positions.

The seasonal positions time was split between Docks and Harbors funds.

## Harbors

Harbors Revenue	FY19 07/01/2018- 06/30/2019	FY20 07/01/2019- 06/30/2020	FY21 07/01/2020- 06/30/2021		Harbor Expense	FY19 07/01/2018- 06/30/2019	FY20 07/01/2019- 06/30/2020	FY21 07/01/2020- 06/30/2021	
July **	\$1,160,128.44	\$1,218,681.31	\$1,067,873.19	Actual ↓	July	\$495,335	\$609,856	\$616,993	Actual ↑
August **	\$294,515.20	\$321,164.86	\$217,964.98	↓	August	\$262,430	\$266,325	\$264,549	Actual ↓
September **	\$216,772.87	\$242,381.82	\$194,280.75	↓	September	\$329,666	\$328,902	\$206,586	Actual ↓
October	\$151,584.36	\$167,367.53	\$140,629.53	↓	October	\$181,932	\$202,554	\$184,466	Actual ↓
November	\$115,943.44	\$128,910.62	\$118,953.69	↓	November	\$196,222	\$228,845	\$179,856	Actual ↓
December	\$115,990.99	\$131,276.79	\$171,950.46	↑	December	\$172,120	\$183,656	\$239,989	Actual ↑
January	\$115,977.59	\$127,578.69	\$113,462.69	↓	January	\$189,056	\$193,770	\$201,769	Actual ↑
February	\$92,562.31	\$104,101.40	\$94,962.39	↓	February	\$171,593	\$186,768	\$185,546	Actual ↓
March	\$131,491.40	\$125,615.30	\$132,822.00	↑	March	\$258,707	\$239,948	\$186,896	Actual ↓
April	\$188,936.06	\$160,097.02	\$181,253.56	↑	April	\$224,523	\$196,029	\$231,013	Actual ↑
May	\$258,892.40	\$171,107.82	\$236,434.44	↑	May	\$239,957	\$173,004	\$205,652	Actual ↑
June	\$32,797.55	\$167,471.71	\$167,471.00	Est	June	\$448,599	\$402,992	\$265,962	Actual ↓
<b>User Fees</b>	<b>\$2,875,593</b>	<b>\$3,065,755</b>	<b>\$2,838,059</b>		<b>Total</b>	<b>\$3,170,140</b>	<b>\$3,212,649</b>	<b>\$2,969,276</b>	
State Shared Rev	\$447,874.66	\$409,172	\$391,373		Debt Service	\$738,100	\$738,100	\$738,400	
Land Lease Rev	\$886,388.87	\$925,733	\$848,245			\$3,908,240	\$3,950,749	\$3,707,676	
Permit Rev	\$0.00	\$1,278	\$6,700		Bad Debt	\$142,185	\$58,223	\$75,000	
AR Int. and Fines	\$5,389.40	\$146,819	\$4,748			<b>\$4,050,425</b>	<b>\$4,008,972</b>	<b>\$3,782,676</b>	
Misc rev/cares		\$27,947	\$52,000						
Minor Violations	\$15,370.00	\$12,295	\$7,420						
	<b>\$4,230,616</b>	<b>\$4,588,999</b>	<b>\$4,148,545</b>						

Harbors Fund Balance Reserve

\$305,000

Ending FY21 \$365,869

**Revenue: \*\*** Indicate months that had normal tourism FY20

Revenue estimates have been down due to several factors.

No Whale Watching Revenue

Bad Fishing

Decrease in Yacht Revenue

N.Aurora demo which decreased transient moorage

more boats were trailered.

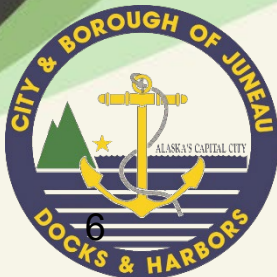
<b>SIX-YEAR DEPARTMENT IMPROVEMENT PLANS</b>							
Division	Priority	FY22	FY23	FY24	FY25	FY26	Future
Design/Reconstruct Alex Holden, Cessna <i>(NON FAA ELIGIBLE)</i>	24						\$ 2,200,000
Terminal Expansn-bag claim/dep lounge <i>(NON FAA ELIGIBLE)</i>	25						TBD
<b>Airport Total:</b>		\$ 3,230,000	\$ 10,400,000	\$ 3,500,000	\$ 2,200,000	\$ 6,100,000	\$ 32,100,000
<b>BRH</b>							
Crises Stabilization	1	\$ 1,500,000					
Deferred Maintenance	2	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Master Facility Project	3		TBD	TBD	TBD	TBD	TBD
Parking Ramp (200 places)	4						\$ 20,000,000
Relocate & Remodel Biomed, Dietary, Laundry, Materials Management Building	5		\$ 2,500,000	\$ 2,500,000			
Medical Office Building	6		\$ 2,000,000	\$ 1,000,000			
Remodel Laboratory (5,000 Sq Ft)	7						\$ 3,750,000
Maintenance Building for Equipment	8						\$ 750,000
Oxygen Tank (Bulk) Storage	9						\$ 500,000
<b>BRH Total:</b>		\$ 5,500,000	\$ 8,500,000	\$ 7,500,000	\$ 4,000,000	\$ 4,000,000	\$ 29,000,000
<b>Docks &amp; Harbors</b>							
<b>Docks</b>							
Dock Waterside Safety Railings	1		\$ 1,000,000				
Small Cruise Ship Infrastructure	2						\$ 25,000,000
NOAA Dock Acquisition	3						\$ 3,000,000
Downtown Waterfront Improvements Ph II (Restrooms)	4				\$ 3,000,000		
Shore Power at Cruise Ship Berths	5		\$ 1,000,000				\$ 25,000,000
Deck Over at People's Wharf	6						\$ 3,000,000
Lightering Float Replacement	7						\$ 650,000
<b>Docks Total:</b>		\$ -	\$ 2,000,000	\$ -	\$ 3,000,000	\$ -	\$ 56,650,000
<b>Harbors</b>							
Auke Bay Passenger for Hire Ph IIIC	1		\$ 4,000,000				
Aurora Harbor Rebuild - Ph III	2		\$ 4,000,000				
Aurora Harbor Rebuild - Ph IV	3			\$ 5,000,000			

<b>SIX-YEAR DEPARTMENT IMPROVEMENT PLANS</b>							
Division	Priority	FY22	FY23	FY24	FY25	FY26	Future
<b>Harbors continued</b>							
UAS Downtown Property Purchase	4		\$ 3,000,000				
Juneau Fisheries Terminal Development	5						\$ 25,000,000
Marine Service Center	6						\$ 25,000,000
Auke Bay Non-Motorized Coastal Transportation Link	7						\$ 12,500,000
Cost Share w/ ACOE - Statter Breakwater Feasibility Study	8						\$ 500,000
Aurora Harbor Dredging - Tug Slips	9						\$ 350,000
Wayside Float Maintenance Dredging	10						\$ 350,000
Auke Bay Net Repair Float	11						\$ 300,000
North Douglas Boat Ramp Improvements	12						\$ 5,000,000
Aurora Harbormaster Building and Shop Replacement	13						\$ 3,000,000
Douglas Harbor Uplands Improvements	14						\$ 2,000,000
Statter Harbor Shop/Garage/Storage Facility	15						\$ 1,500,000
Fish Sales Facility - Harris Harbor	16						\$ 1,000,000
Taku Harbor/Stockade Point Float Replacement	17						\$ 300,000
Auke Bay New Breakwater	18						\$ 5,000,000
<b>Harbor Total</b>		\$ -	\$ 11,000,000	\$ 5,000,000	\$ -	\$ -	\$ 81,800,000
<b>Docks &amp; Harbors Total:</b>		\$ -	\$ 13,000,000	\$ 5,000,000	\$ 3,000,000	\$ -	\$ 138,450,000
<b>Eaglecrest Ski Area</b>							
Ptarmigan Chair	1	\$ 50,000			\$ 100,000		\$ 60,000
Hooter Chair	2	\$ 8,000				\$ 90,000	
Black Bear Chair	3	\$ 29,000			\$ 100,000		
Snowmaking	4	\$ 70,000	\$ 60,000	\$ 230,000	\$ 100,000	\$ 30,000	\$ 150,000
Ski Trail maintenance	5	\$ 48,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000

# Capital Improvement Projects

## Update & Direction

Presentation by  
Erich Schaal  
Port Engineer



# CIP Projects

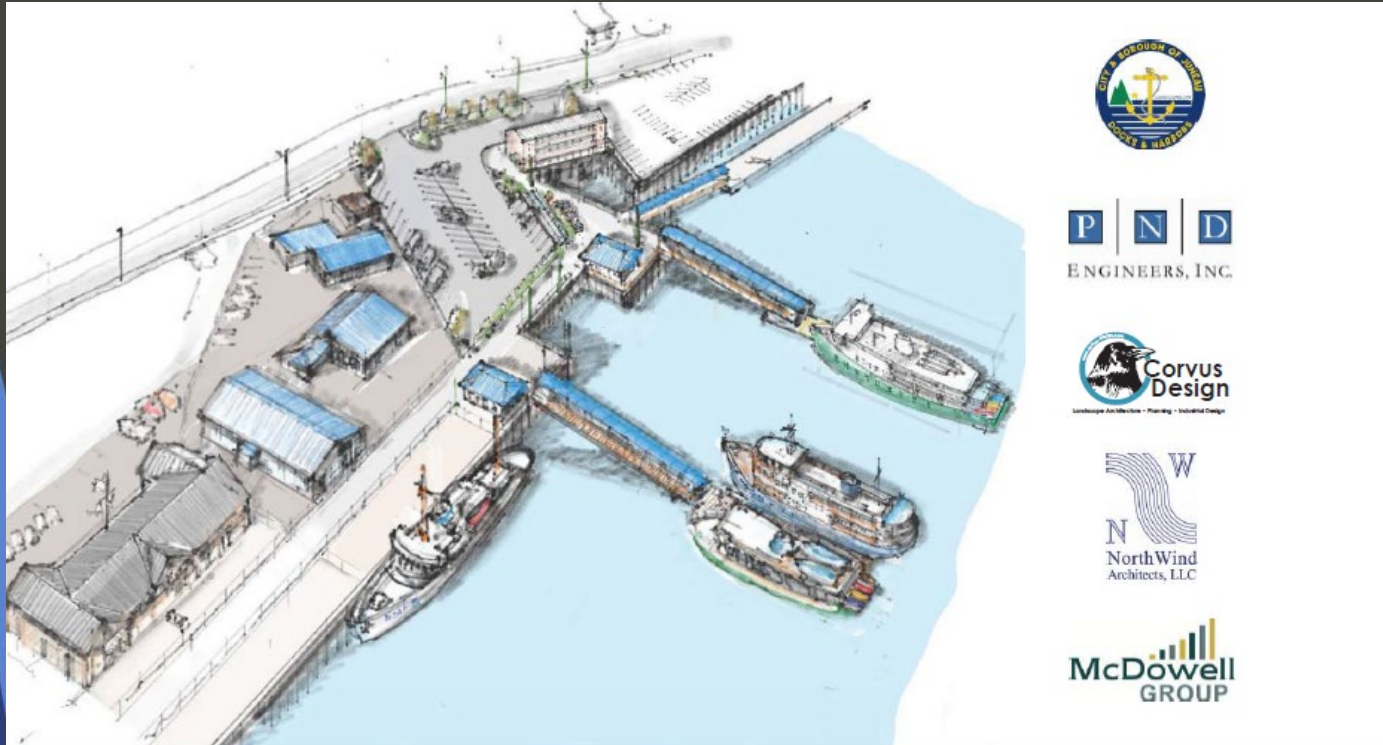
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- Small Cruise Ship Master Plan
  - Joint Meeting with Assembly Recap
  - Memo to Assembly
- Aurora Harbor Ph III – \$8M (\$250K in Gov bond request)
- North Douglas Launch Ramp - \$20M (\$250K in Gov bond request)
- CBJ Engineering Projects
  - Marine Park Lightering Float Deckover - \$2M Construction estimate
  - Taku Seawalk Redecking - \$205K Construction estimate





# Small Cruise Ship Master Plan



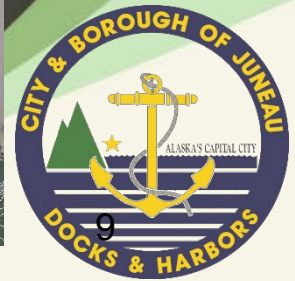
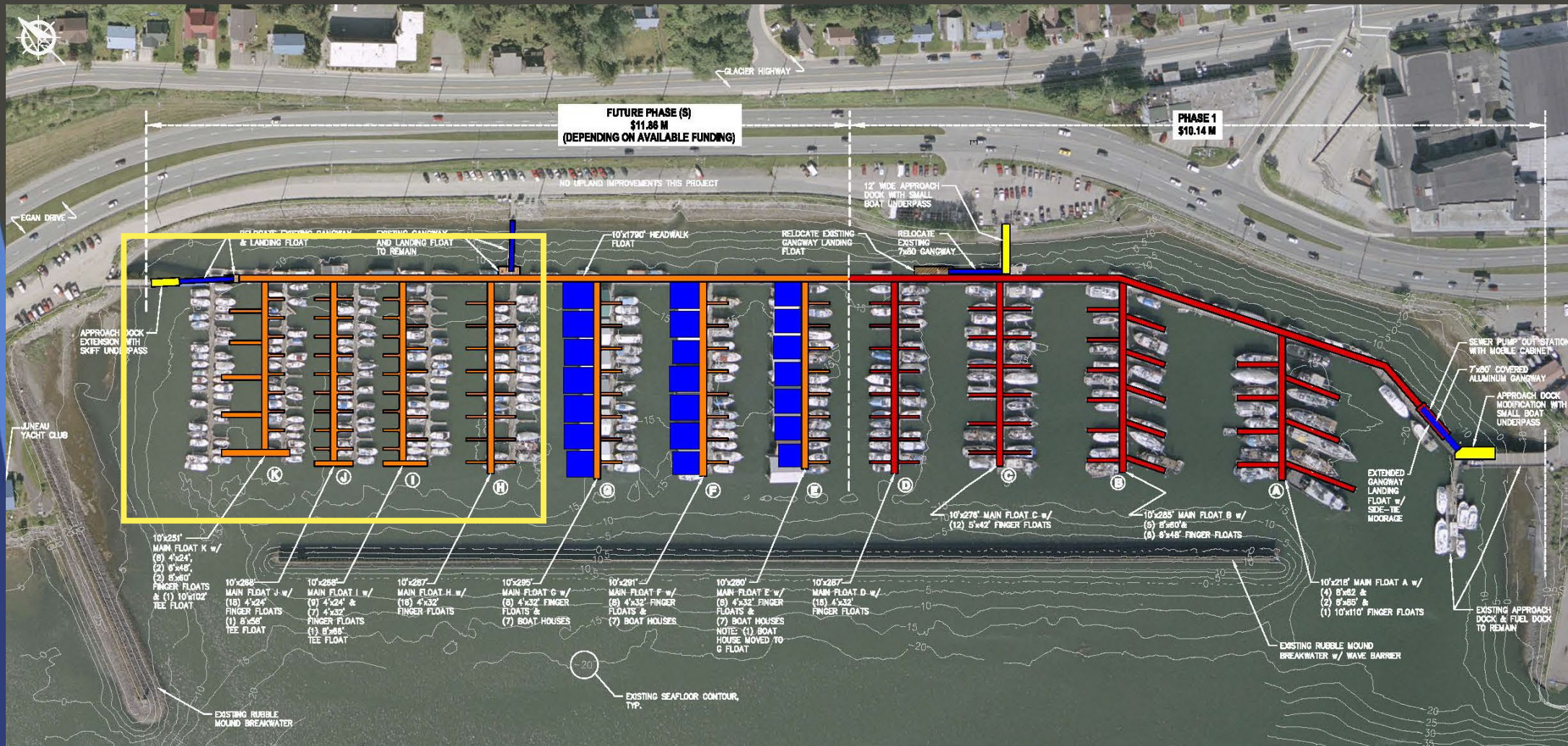
- Joint meeting recap
- Memo to Assembly

## Juneau Small Cruise Ship Infrastructure Master Plan 2020



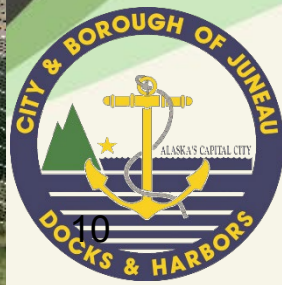
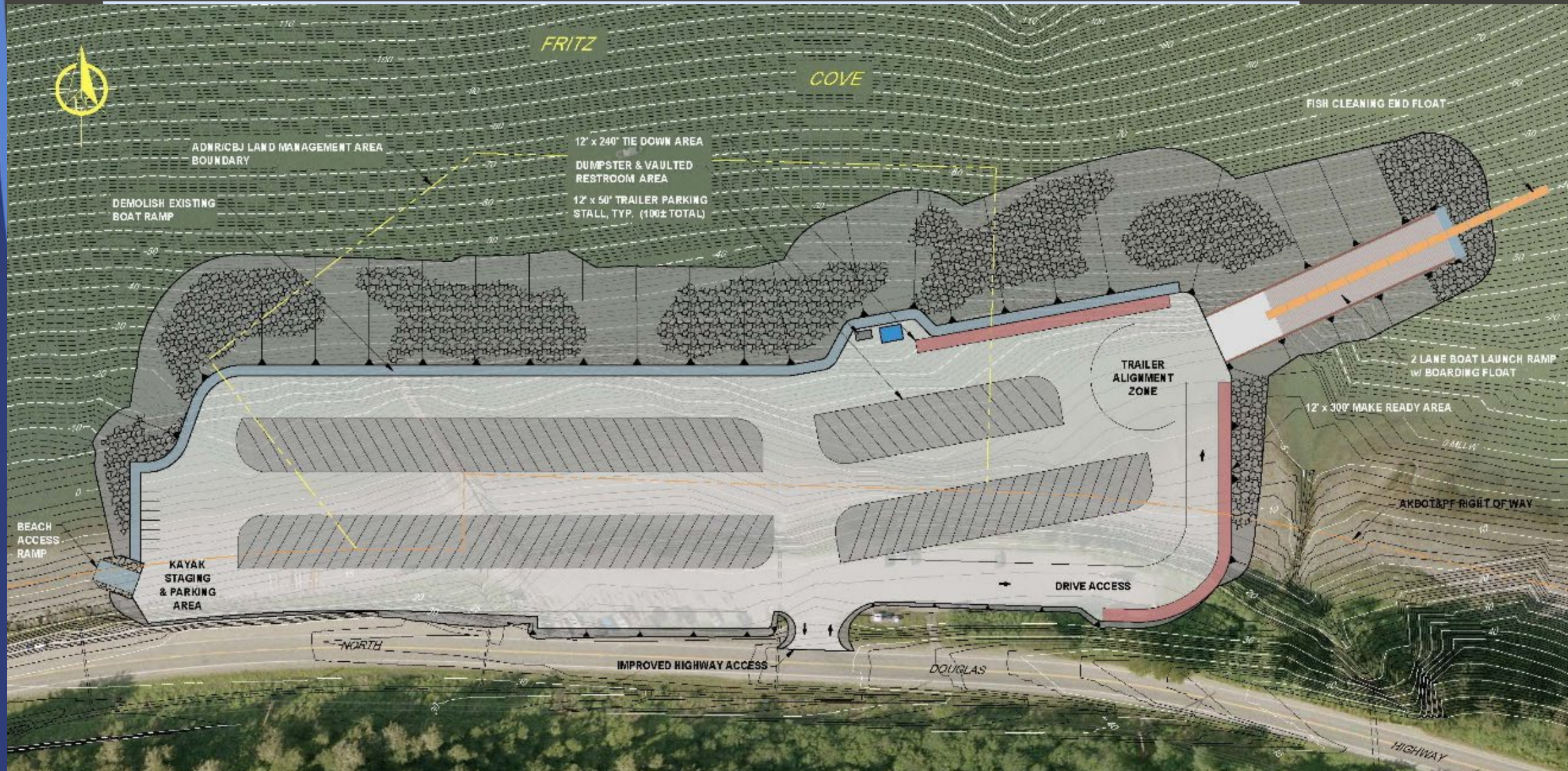


# Aurora Harbor Ph III - \$8M





# North Douglas Launch Ramp Expansion - \$20M

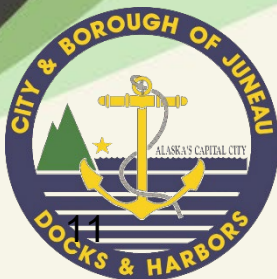




# Lightering Float Deckover



- \$2M Construction Estimate
- No construction funds at this point
- PND Engineers, Design is at 95%

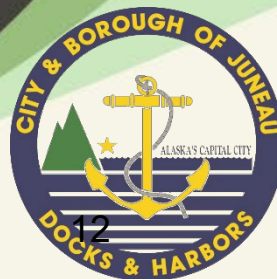




# Taku Seawalk Redecking



- \$205K Construction Estimate
- Have \$161K in funds
- PND Engineers, Design is at 65%



Name	Summary	Estimated Cost	Source of Funding	Match or Grant Opportunity
Aurora Harbor Phase III	Oldest remaining floats in inventory. Project is scaleable up to \$7M.	\$7M	Harbor Fund State Marine Passenger Fee	ADOT 1% Sales Tax
Harris Harbor Bathroom	Project would reopen the former restrooms.	\$175K	Harbor Fund	No
Archipelago & Waterfront Design/Planning	Dependent upon results of Urban Plan.	\$150K	Dock Fund	
Archipelago Lot Procurement	Estimated cost is based on Assessor's value.	\$10M	Dock Fund State Marine Passenger Fee	
Statter Harbor Breakwater	Current Breakwater has openings creating risk to users.	\$1M	Harbor Fund	
Taku Harbor Pile Jacking	Maintenance to re-drive existing piling, weld split seams and correct pile jacking issues.	\$175K	Harbor Fund	ADFG
Auke Bay Net Float	Previous net float was sold to AGS.	\$150K	Harbor Fund	
Douglas Harbor Landscaping	Douglas residents have indicated CBJ failed to meet commitment to pave& landscape when the harbor was expanded in ~2004.	\$750K	Harbor Fund	
Dredging Wayside Float	Snagging Float grounds at low tide causing structural damage to the float.	\$250K	Harbor Fund	
Downtown Harbors Zinc Anodes	Harris/Aurora Ph I/II did not include this maintenance item which would extend the useful life of the steel pilings.	\$1.5M	Harbor Fund	ADOT
Harbormaster Office Replacement	Harbormaster Building (old garage) is past useful life. Master plan calls for multi-use building with modern shower/restroom facilities.	\$1M-\$3M	Harbor Fund	P3 1% Sales Tax
Auke Bay Marine Station Design	Effort would begin the conceptual design work for uplands and marine improvements.	\$1M	Harbor Fund ACOE (Breakwater) USCG	TIGER
Auke Bay Marine Station – relocation Port Office	Relocate downtown Port Office with phones, internet, moving costs, etc.	\$500K	Harbor Fund Port Fund	No

Waterfront & Underwater Inspections	Our existing marine facilities have not been inspected; thus, we don't have good maintenance program in place.	\$100K	Harbor Fund Port Fund	No
Install Lighting @ North Douglas Boat Ramp	High Voltage power is routed along North Douglas Highway; this would bring lighting to launch.	\$60K	Harbor Fund	
Beneficial Use Aurora/Harris Harbor Maintenance Dredging	Pending meeting with USACE on May 15 <sup>th</sup> , 2017	UNK	Harbor Fund USACE	TIGER
Dredge Aurora Slip A6/A8	Was an additive item in Aurora Ph I which was not executed due to insufficient funds.	\$300K	Harbor Fund	No
Downtown Marine Services Expansion Design	Design fees based on 7% of construction cost.	\$1.4M	Harbor Fund	No
Downtown Marine Services Expansion	Master Plan – first element.	\$20M	Harbor Fund	P3 ADOT TIGER
Statter Harbor Phase III	For hire floats and associated uplands, including restrooms, waiting area & gateway.	\$11M	Harbor/Dock Fund (15%) + State Marine Passenger Fee (85%)	
Statter Harbor Phase IV	Additional transient moorage & recapitalization of "horse shoe".	\$2.5M	Harbor Fund	ADOT
Electrification Cruise Ship Berths	Provide electrical cables to both new cruise ship berths.	\$25M	Docks Funds	EPA Funding.
Cathodic Protection Ph 2	Downtown Marine Park sheet pile wall requires maintenance.	\$500K	Docks Funds	No
Misc 16B Improvements	Several desired improvements along the seawalk were not included in the 16B bid documents: ADA Ramp improvements, replacement of sacrificial decking & guard railing along Port Field Office	\$500K	16B Project Funds	No
Harris/Aurora Security Cameras	Improve security in downtown harbors.	\$100K	Harbor Fund	

ABLF Breakwater/Net Float	Large Breakwater to protect the Auk Nu Cove/ABLF/AGS facilities	\$250K	Harbor Fund	
Downtown "small" cruise ship berth project	Demand for the niche pocket cruise ships has exceeded capacity downtown.	\$15M	Harbor Fund Port Fund	
Acquire adjacent ABMS property owned by Hagmeier	Two properties north of anticipated ABMS property are in private ownership and may be available. Properties are assessed at \$620K/each.	\$1.2M	Harbor Fund CBJ Waterfront Acquisition Fund	

Archipelago & Waterfront Design/Planning	Dependent upon results of Urban Plan.	\$150K	Dock Fund	
Archipelago Lot Procurement	Estimated cost is based on Assessor's value.	\$10M	Dock Fund State Marine Passenger Fee	